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COLONIAL HOMES

CRAFTSMAN BUNGALOW CO.
SEATTLE, WASH.



COLONIAL HOMES

(SECOND EDITION)

A COLLECTION OF THE LATEST DESIGNS

FEATURING

THE NEW COLONIAL BUNGALOW



Published by

Yoho & Merritt—"The Bungalow Craftsmen"

Empire Building, Seattle, Washington

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INTRODUCTORY



THE "COLONIAL BUNGALOW" is the name applied to that new type of residence design so popular in all sections, particularly so on the Pacific Coast, always the home of the true Bungalow; and in presenting this little book, we have endeavored to show a few designs that best illustrate this new type of Bungalow architecture.

The Colonial Bungalow, in so far as the arrangement of rooms and interior detail generally is concerned, is no different from the ordinary bungalow, with the possible exception of a more generous use of the solarium, or sun room, and a liberal use of French doors between rooms instead of the various designs of colonades and paneled arches so common in the bungalow. The elimination of ceiling beams and wood-paneled walls are also noticeable.

The exterior, however, is designed along different lines. Although not always purely Colonial, there is a Colonial touch here and there, which added to the general simplicity of the design, make a home that is not only distinctive, but one where the lasting architectural beauty will withstand the critical test of ever-changing style. Here the wide over-hanging cornice gives place to narrow eaves, and wide, low porches to small entrance porches, pergola roofed terraces and sun rooms. Brick is used sparingly in building fireplace, front-porch floor and steps.

Many of our Eastern friends are under the impression that our designs are not suitable for their use on account of their cooler climatic conditions. To these we will say that our plans and specifications have been drawn to meet these identical requirements, and we can assure you that if you build from our plans your home will be warm in winter and cool in summer.

Our estimates apply to costs in this city. Labor and material markets fluctuate, and there may be variance with those of your city. The estimates of costs of construction in this book cover labor and material complete, including foundations and basements, with exception of the heating plant. A few minor changes in plans can be made to suit individual tastes without changing the outside appearance and without the great expense of re-drawing.

OUR PLAN SERVICE AND ITS VALUE TO YOU

You have undoubtedly, many times, heard a man who had recently built a new home, make the remark, "I was led to believe that my home could be built for \$3000.00, but, by the time I finished paying the bills for extras, it cost me nearer \$4000.00." This is the universal experience of those who build without properly-prepared plans and specifications.

Our plans are practical working drawings, complete in every detail, and ready for any good carpenter, mason or builder to go ahead with the work. At prices quoted we furnish two copies of complete blue print plans, consisting of one-quarter-inch scale drawings of foundation and basement, first and second-floor plans (in two-story houses), four elevations and large scale details of all interior fixtures, such as fireplaces, arches, kitchen cabinets and other finish features. Typewritten specifications supplement drawings and cover the general conditions of the contract, such as excavation, masonry, carpentry, plastering, hardware, electrical work, plumbing, painting, decorating and other details.

For the plans we furnish, your local architect would charge five per cent or more of the estimated cost of the house. The plans for all of the houses listed in our catalogues have been specially prepared for some client; and for this reason, since the expense of drawing has already been met, we are enabled to give you the benefit of this great saving and at the same time give you a service that would cost you many times more from your local architect.

SPECIAL PLANS—If you do not find a plan that meets with your individual requirements, we will be pleased to get up a special design for you, incorporating your own ideas. In this way you can get exactly what you want. We endeavor to give the best professional service at the lowest possible cost, and in this way make every customer a live advertiser. Charges for special plans given on request. In ordering special plans kindly give the following information:

- | | |
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| (1) Size and approximate grade of lot, also points of compass and direction of the most pleasant view. | |
| (2) Nature of soil, depth and size of basement. | (7) Kind of wood used in construction and interior. |
| (3) Concrete, brick or stone foundation. | (8) Heating—hot air, steam or hot water. |
| (4) Construction—frame, brick, stone or concrete. | (9) Fireplace and location of same. |
| (5) Number of rooms, and rough sketch of arrangement. | (10) Inside trim, wainscoting, kitchen cupboards, buffet, beam ceilings, chair rail, art glass, china closets, etc. |
| (6) Height of ceilings in basement and first floor. | |

TERMS: Our business is done strictly on a cash basis. No order will be filled unless accompanied by a remittance. This is an invariable rule and is made necessary on account of doing business in so many different parts of the country and is not meant as a reflection on your financial standing. These terms apply to everyone.

After the plans leave our office, we try to keep in touch with the builder and answer any inquiry or assist him in any way with our experience. Why? Because we want every bungalow built from our plans to prove a lasting advertisement for

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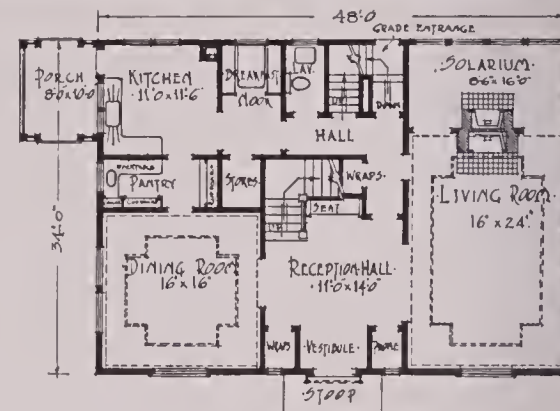
Yours sincerely,

YOHO & MERRITT,

The Bungalow Craftsmen,
Seattle, U. S. A.

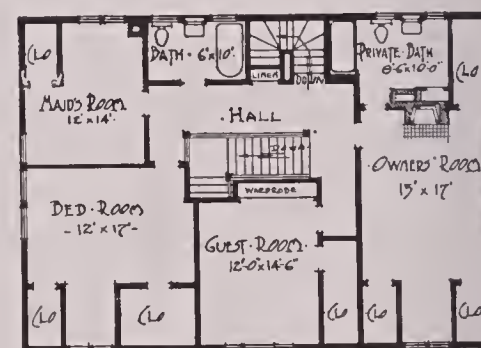


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FIRST FLOOR PLAN

No 363



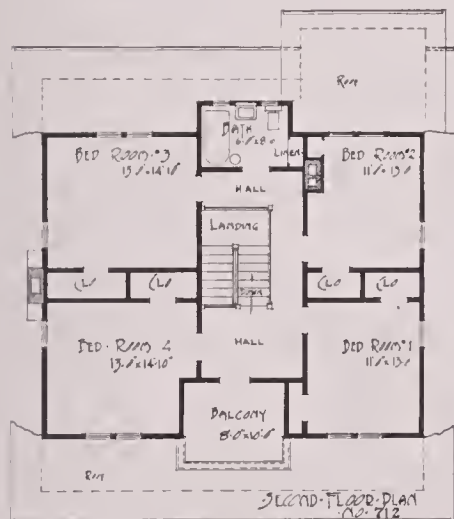
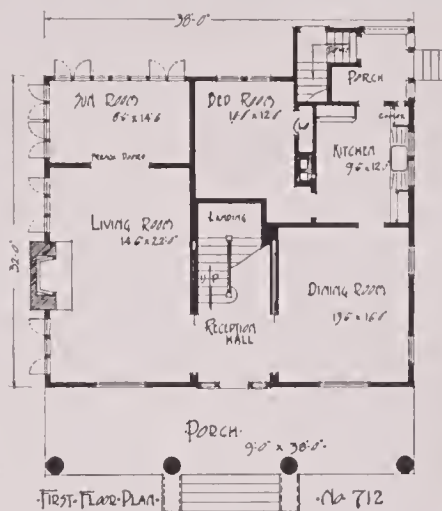
SECOND FLOOR PLAN

363—A story-and-a-half eight-room house. Pure white cement walls, green shutters, a red-stained, shingled roof, great spreading shade trees, a broad, level lawn with house set well back from street, a wonderfully attractive bit of landscape gardening, beautiful in its simplicity, each doing its share to make the picture complete. As we study the plan, we can see the splendid rooms filled with friends, gathered for a pleasant evening; admiring your taste in the decoration of the various, delightfully spacious rooms; the numerous unexpected and unusual conveniences—the wrap closet, and phone booth in hall, the breakfast nook, the glass-enclosed solarium, roomy pantry and cupboard space, the two stairways to the second floor, and its large bedrooms. The owner's bed room is provided with an artistic fireplace, which makes the third included in this ideal home. You will agree with us when we say that this is one of our best.

Estimated cost\$7,500.00

Price of plans as shown or reversed 30.00

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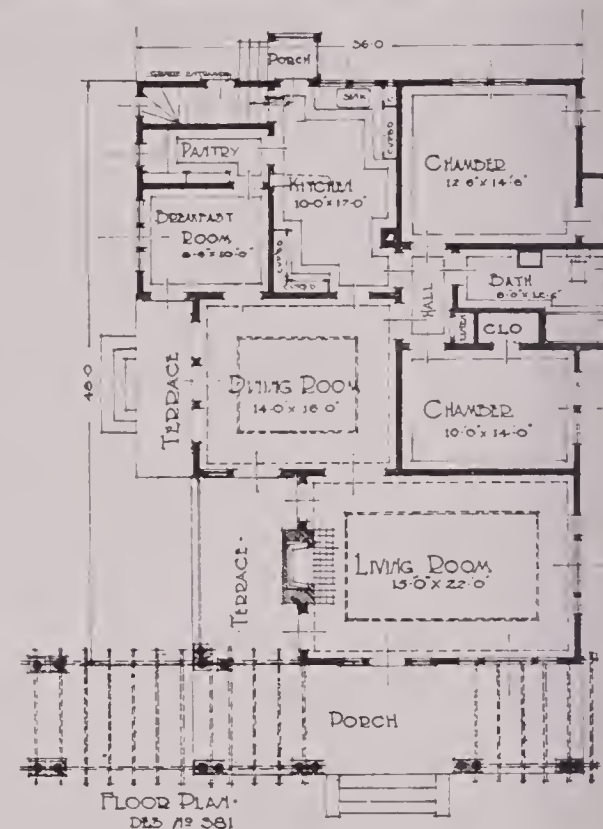
Estimated cost\$5,800.00
Price of plans as shown or reversed 20.00



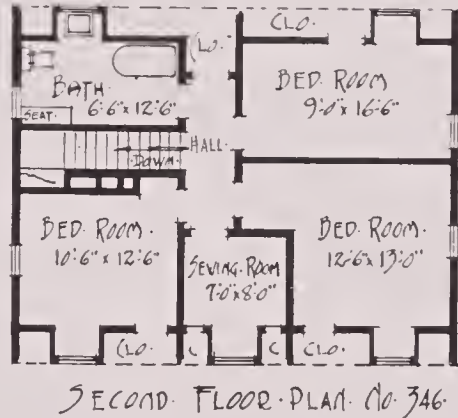
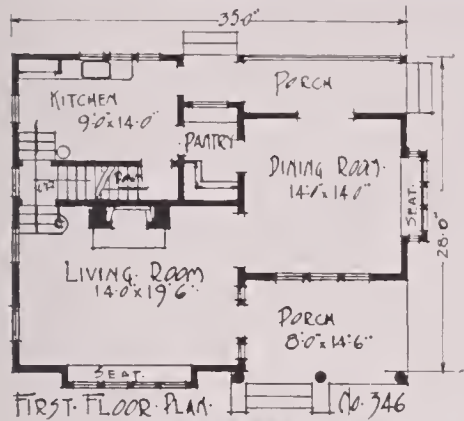
712—One of the most practical types of American home, very popular in all sections of the country, combining the low pillared porch and long sloping roof effect so much to be desired with a wide dormer which gives full eight-foot ceiling height in all rooms on second floor. For the large family it is doubtful if a better or more attractive plan could be found. The entrance is into a reception hall, off which are the living rooms and dining room, both of ample size. Back of the living room is a sun porch with windows completely filling two outside walls. If your lot has a rear view this will be another point in favor of this design. The kitchen is very well located and laid out and between the kitchen and sun room is the downstairs bedroom. The basement stairs leading from rear porch are so arranged that a grade entrance is possible. The second floor plan calling for four bedrooms, bath and sleeping balcony is hard to beat.



381—Unusual in exterior and plan. This design has attracted a good deal of favorable comment. The slender columns in pairs supporting porch roof and pergolas are very graceful and well spaced. It is the arrangement of the plans and the size of the various rooms that are of most interest to the prospective home builder, and he will find plenty to study over when he examines the accompanying engraving. The living room, dining room, two bed rooms and bath are of splendid size and exceptionally well placed to take advantage of view, light and ventilation. The kitchen is a concession to the housewife who likes plenty of working space and pantries. The breakfast nook is nicely located and very attractive with its triple windows and French doors to terrace.



Estimated cost\$5,000.00
Price of plans as shown or reversed 15.00



Estimated cost\$5,000.00
Price of plans as shown or reversed 15.00

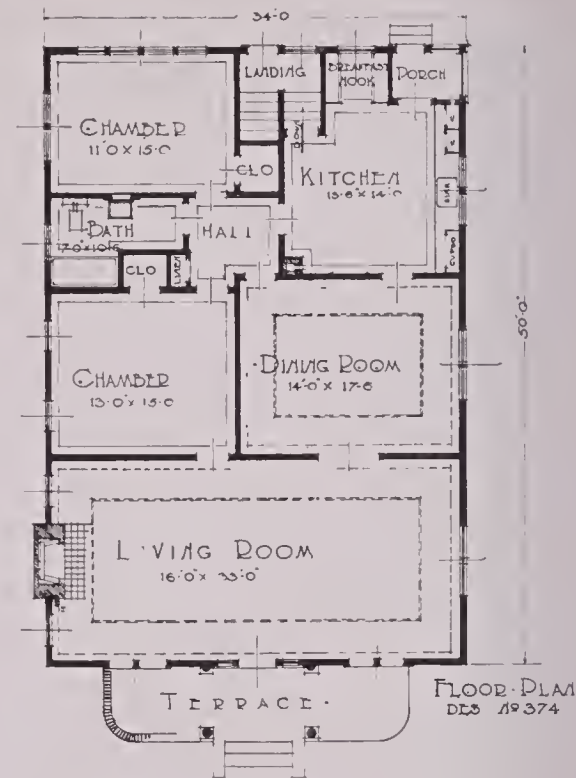


346—A very pretty Dutch Colonial with the porch on the conventional order. With attractive bay windows in the main rooms this house is well suited to a corner lot. The plans call for six rooms, not counting the sewing room. The living room is entered directly from the porch, while the dining room is found to the right, separated from the living room by two French doors, affording a chance to secure privacy without destroying the openness so much desired in the modern house. Note the stairway arrangement. The upper floor can be reached either from the living room or kitchen by the same stairs—a splendid feature. The porch at the rear with French doors from dining room should give a vista over the garden, or perhaps you have some large body of water or range of mountains offering an ever-changing panorama of which you never tire.

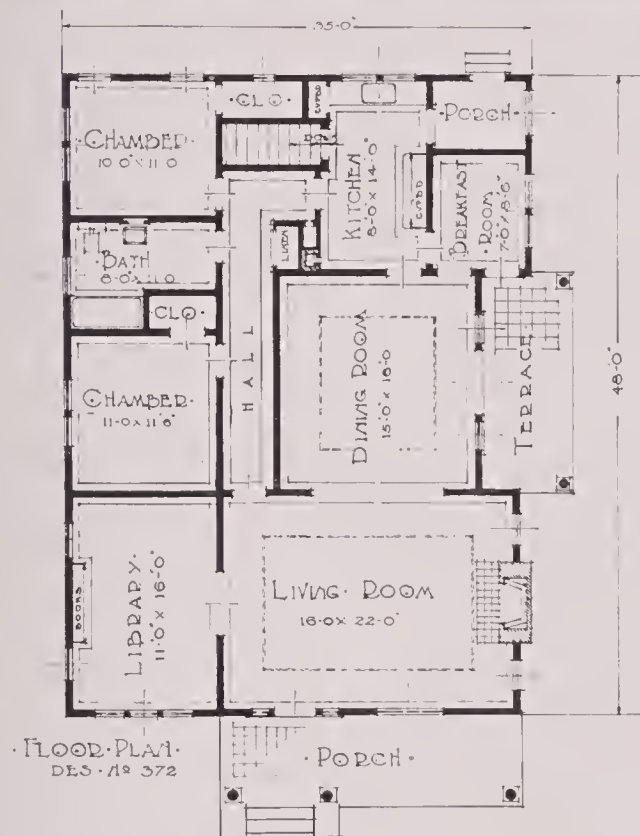


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374—A remarkable design—embodying ideas gleaned from ancient and modern examples. The double sets of French doors at either end of the paved terrace are distinctly novel and aristocratic, while the Tuscan columns of the portico carry one back to the simple beauty of the classics which will last forever. The exterior wall covering is of "V" jointed lapped boards. Entering, we find the immense living room, sixteen by thirty-three feet; a truly fine room with unlimited possibilities. The dining room is assured privacy by the use of French doors from the living room. All rooms of the house are large, and the rear bed room is provided with an array of windows which enable the owner to call it a sleeping porch or sun room as he at the moment desires.



Estimated cost\$4,800.00
Price of plans as shown or reversed 15.00

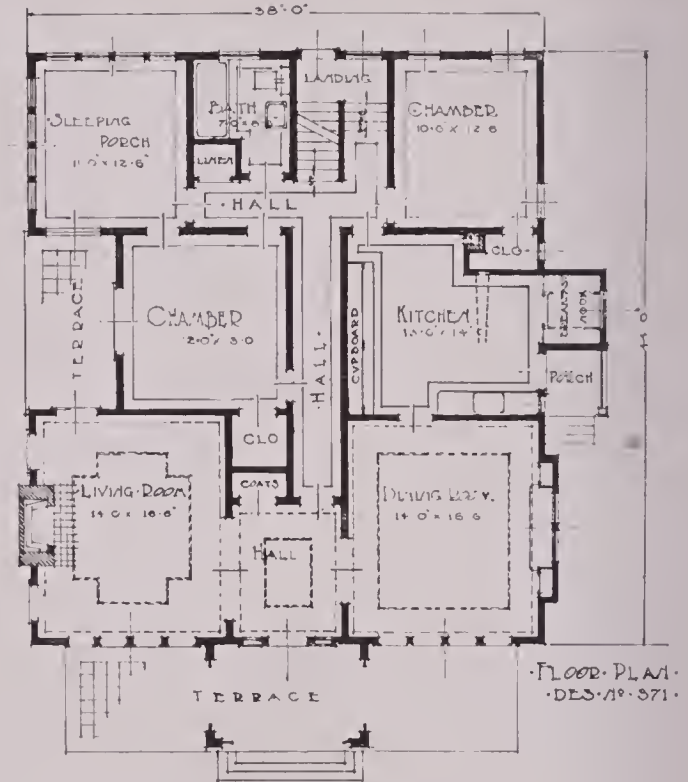


372—No words are necessary to describe the exterior of this beautiful home. It speaks for itself. The floor plan arrangement has been cleverly worked out and affords a remarkable amount of room, considering the area that it covers. A pair of French doors divide the living room from the library, while four are used in the opening between living room and dining room. The library may be converted into an emergency bed room by the use of a Davenport, and in this manner accommodate an addition to the family. The breakfast room is nicely located, and the kitchen is a model for convenience. In passing, we call attention to the sizes of the various rooms. The mantel is a beautiful piece of design and will be a much appreciated feature. One cannot go wrong in building from these plans.

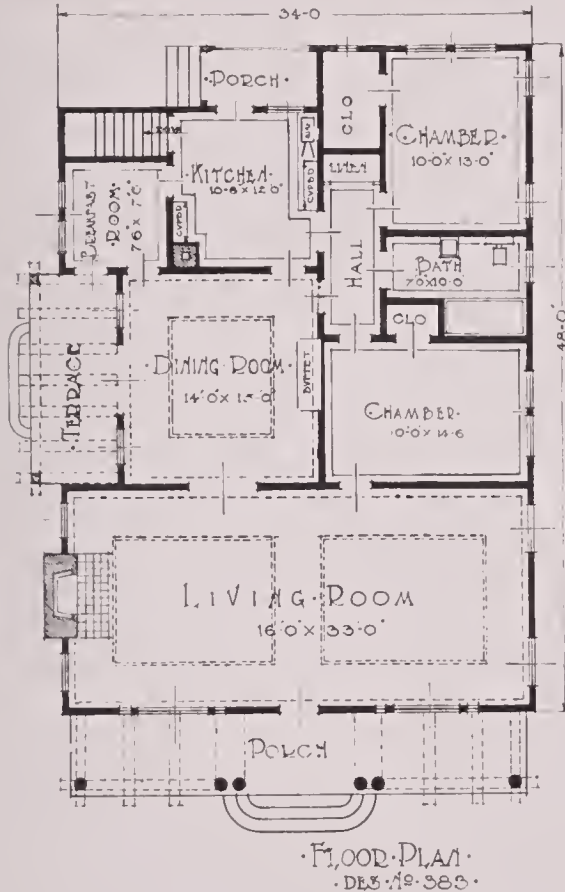
Estimated cost\$4,800.00
Price of plans as shown or reversed 15.00



371—The long French windows are an outstanding feature of this new colonial bungalow, giving plenty of light to the living rooms and an air of distinction to the design as a whole. True to the colonial type, the large front porch enclosing a portion of the terrace is very dignified and at the same time remarkably pretty. The interior meets all modern demands in the way of sleeping porch, breakfast nook and convenient halls connecting all rooms. The reception hall, with handy coat closet, will be greatly appreciated; as from here one can reach any room in the house without passing through or disturbing the occupants of any other room. The opportunity of making use of the attic space is offered by the stairway from the rear hall over the stairs to the grade entrance and basement.



Estimated cost\$4,800.00
Price of plans as shown or reversed 15.00



Estimated cost\$4,600.00
Price of plans as shown or reversed 15.00

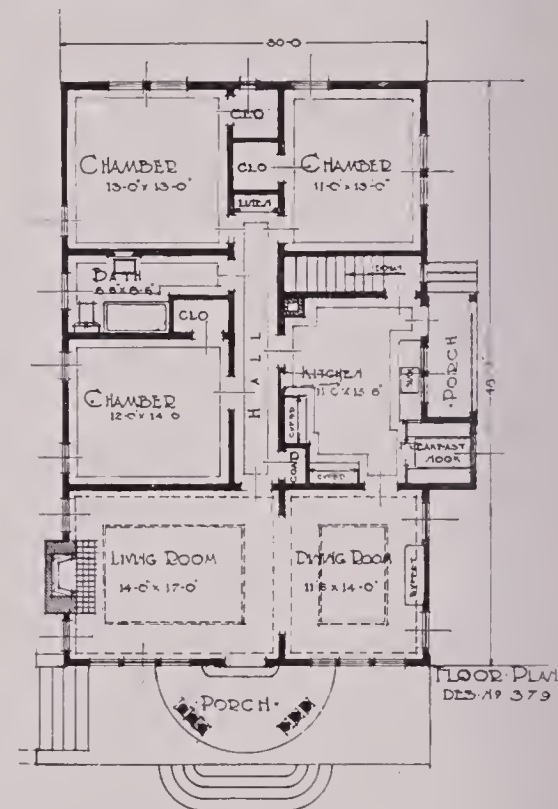


383—Modest, quiet refinement is expressed in this roomy bungalow. The exterior fireplace chimney is of stucco plaster over common brick in a very pleasing design, the latticed recess giving a foothold for climbing vines. The porch floors of cement and the rounding steps make a pretty combination with the red brick facing. This is a house with a living room large enough to give plenty of well-lighted space. A splendid large dining room furnished with a beautiful built-in buffet, opens onto the attractive terrace, and a handy little breakfast room connected to both dining room and kitchen are features which assist in making this a desirable home. Attention is also called to the treatment of ceilings in living room and dining room.



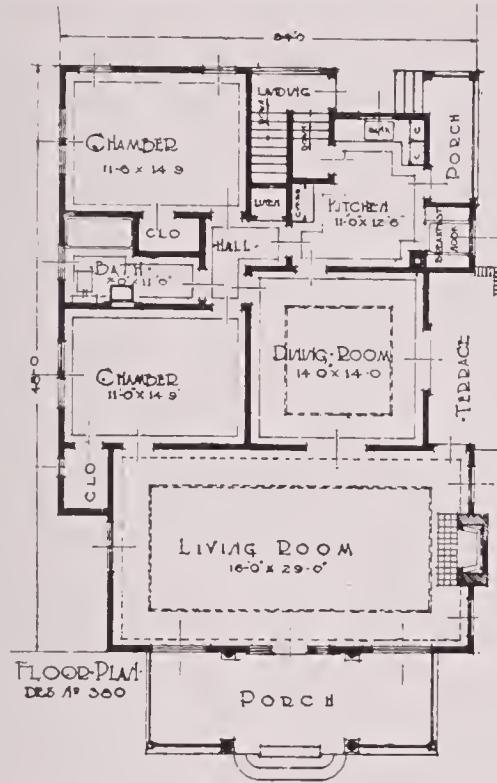
379—Something new and different. The old saying, "Variety is the spice of life," is just as true when referring to houses as to anything else. And yet, perhaps, in nothing else does the other old proverb, "There is nothing new under the sun," hold truer than in houses. This design is nothing but a modernized "Bengal hut," the original of the bungalow, in which the colonial details of wall and portico have been made to harmonize with a simulation of a thatched roof. The arrangement indoors, however, is not at all unusual, but very good, indeed, providing as it does for three exceptionally good-sized bed rooms, in addition to the living and dining rooms and well-laid-out kitchen. The fireplace and mantel are clever bits of design and are an ornament to any scheme of decoration. The sizable built-in buffet is properly placed. The ceilings of living room and dining room are finished with cove and ceiling mold, the crowning detail of interior decoration.

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If you do not find your ideal plan, see page three.



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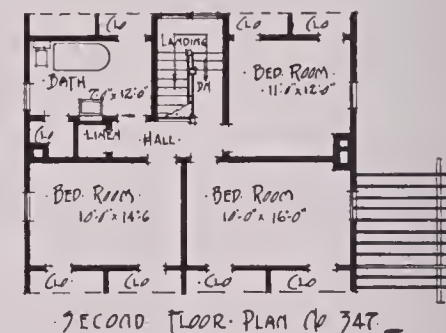
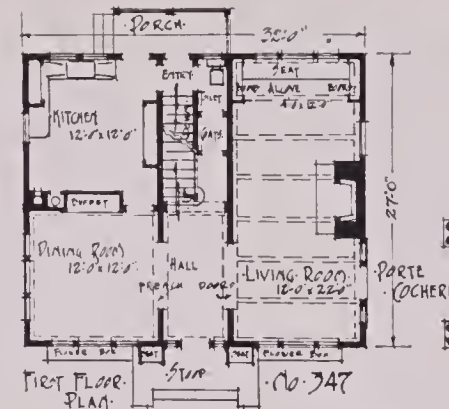


380—"The House of Seven Gables" or more. The author of the above quoted line little dreamed the extent that American domestic architecture would go to create the different, the distinct and the beautiful. A good plan, good detail and pure white paint make up a combination hard to beat. And in plan this design is especially strong—immense, well-lighted living room, fourteen-by-fourteen dining room, good-sized kitchen with attractive breakfast alcove and two splendid bedrooms with large closets. Attention is called to the arrangement of basement steps and grade entrance which will commend itself to every one. For those who like large rooms this is one of the best, and will prove a wonderful home.

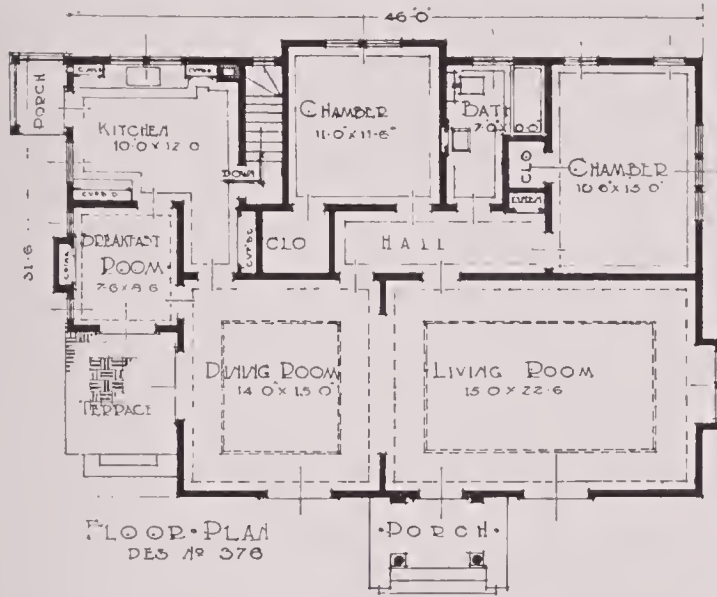
Estimated cost\$4,500.00
Price of plans as shown or reversed 15.00



347—This is probably the best Dutch Colonial design we show. Holding as it does to the best traditions of true Colonial design, the elevation is perfectly symmetrical, the front door is exactly in the center, side lights and seats are provided on either side of the old-fashioned hooded stoop, and the triple windows in dining room and living room all helping to carry out the scheme, present a very pleasing appearance. And inside the house we find six dandy rooms. The living room with the cozy alcove completely filling one side and the dining room and kitchen the other. The stairway going up from the reception hall lands in the pass hall on the second floor, and from this hall open the three bedroom and the bathroom doors. The pergola over the driveway is a very pretty treatment that can be omitted if necessary owing to size of lot.



Estimated cost\$4,500.00
Price of plans as shown or reversed 15.00

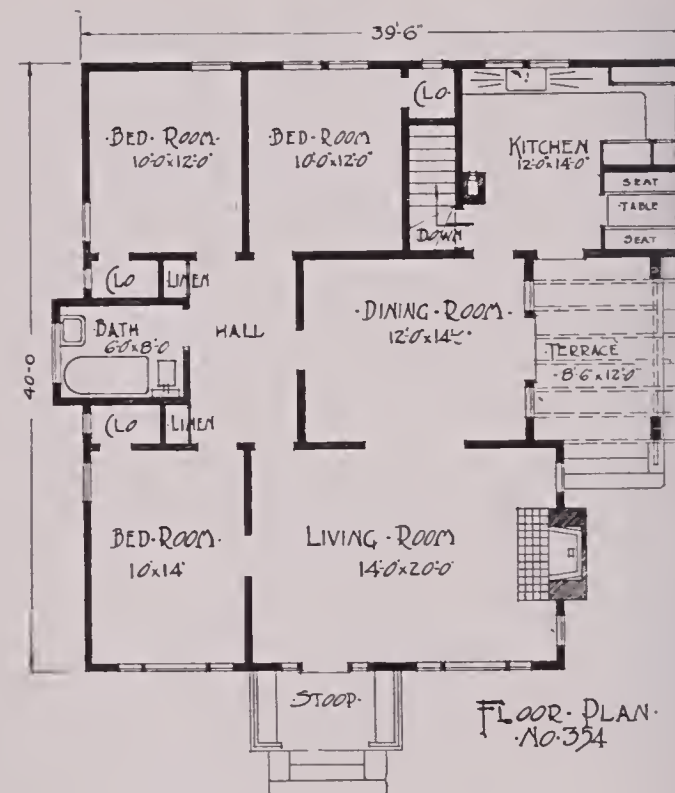


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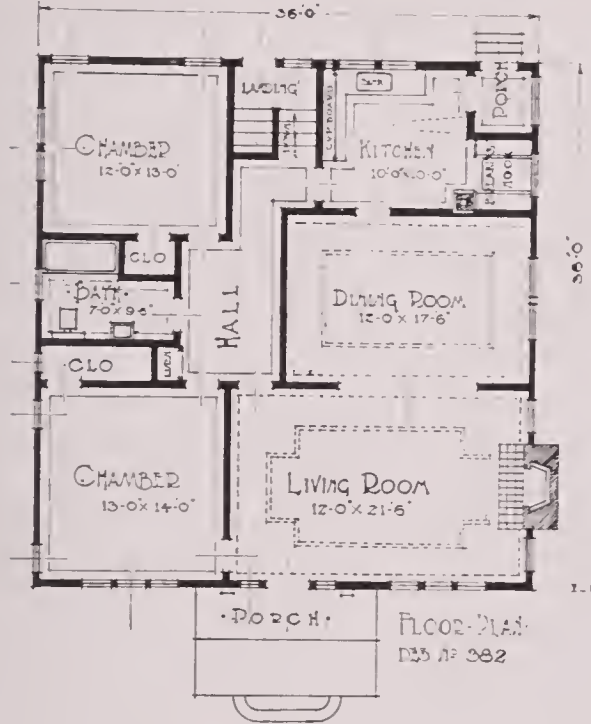


376—The possibilities of a color scheme that includes nothing but white and the shadows cast by projecting moldings, cornices and other details, are well brought out in this design. Referring to the walls only: as the shingled roof is stained red. The walls of cement stucco of gleaming whiteness are the result of using white cement and white sand and will remain white for all time. All wood work, including the window sash, is finished with white paint which, after all, is the most satisfactory color for a colonial house. The splendid living and dining rooms occupy the entire front, while the breakfast room to the left and a little back also has a front outlook over an inviting terrace. The two bed rooms with bath between the kitchen with its usual Craftsman equipment complete a rather unusual and interesting plan.



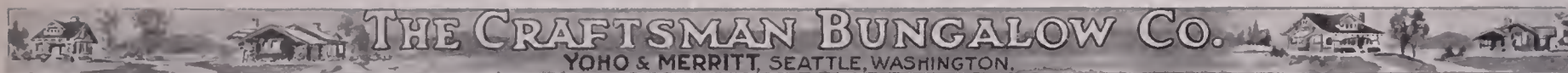
354—One of the newer styles in houses. This six-room house is a characteristic development of the Colonial ideas to the true bungalow plan. The attractive stoop, flanked with neat benches, is very inviting. The lover of flowers is provided with substantial window boxes to add beauty to the home. The Pergola Terrace is planned for privacy, and is in a position to be used as an open-air dining room; it is not very often that this feature is so readily available. Strictly a one-story home, there is no provision made for additional rooms. The kitchen is a model, and is so arranged that ventilation can be obtained from three sides, which is a splendid feature.

Estimated cost\$4,400.00
Price of plans as shown or reversed 15.00



382—An elevation full of interest. Approaching the front entrance, we are delighted with the beautiful detail of door and side-lights and the dividing mullions and casings. On either side we have a triple casement, crowned with uplifted cornice. The wall covering is four-inch lap-siding, painted white, while the cement-plastered chimney is given a touch of color by the introduction of red burlap brick at the shoulders and top. The interior arrangement may not be especially new or different, but it is splendidly worked up and well proportioned. Four French doors, hinged in pairs, separate the living room and dining room, allowing complete isolation or joint use as the occasion demands. The communicating hall connects all rooms.

Estimated cost\$4,300.00
Price of plans as shown or reversed 15.00



YOH & MERRITT SERVICE MERITS YOUR CONSIDERATION

Deep down in the heart of every man and woman exists a natural yearning for a home all their own—a home that will embody their own ideas of originality and distinctiveness—as different from their neighbors as their own personalities are.

The day is gone when a new builder points to the house next door to his lot and orders a contractor to build one something like it. All too many of our cities contain striking and pathetic examples of this sort of construction—row after row of homes which differ only in color and state of repair—nothing to distinguish one from another—nothing that will serve to show that one occupant is different and more original than his neighbor.

One and all, we are glad this old era has passed—that home builders today build with the idea of expressing their own ideals of beauty and individuality instead of accepting that of their neighbor. The old drab sameness of things is passing—residential sections are fast becoming places where the personality of the inhabitants expresses itself to the passerby.

We are glad to have contributed something to this more desirable phase—glad that for years we have been privileged to help men and women plan homes that have really pleased them and filled them with pride. In the years we have been engaged in business we have planned for, and helped, many thousands of builders all over the world. Yoh & Merritt made plans are not local in scope and adaptability—they are universal rather—each one having been planned to meet climatic conditions of the North and East instead of the milder climate of the Pacific Coast. When you choose a certain design from our books and order the plans you may rest assured that the house built from these plans will prove thoroughly satisfactory whether you live in Northern Canada or Florida. If the room arrangements and general specifications are not quite suited to your taste or the size of your lot, we stand ready, for a nominal fee, to change them to suit.

Yoh & Merritt made plans are guaranteed plans. To use them is to make a considerable saving over the ordinary architect's fee. If they do not please you, we stand ready to refund every penny you pay for them.

Your inquiries gladly welcomed.

Let us help you.



Hints on Bungalow Building---Pointers Gained by Years of Actual Experience

Build a house which will 'sell readily. An attractive house will command a better price by several hundred dollars than the common kind, and it costs no more.

Use the best shingles on your roof; it is false economy to use a cheap grade of roofing. Your roof should be as simple as possible; every valley means a weak place that might leak.

Don't use cheap cement or mix it weak. This is not an item of heavy expense, but a very important one.

Closets should be put in wherever you can find available space. Cut down the size of rooms if necessary.

Use plenty of windows. Glass is cheaper than lumber. Have the kitchen sink right under a window.

Have your fireplace built right. Avoid smoke and discomfort by building it according to our detail plans.

Don't build a bath room without outside windows or so located that it is necessary to go through a bed room or kitchen. (This is a fault with many small cottages and apartments that can easily be avoided.

A clothes chute in the bath room is mighty handy; it can be arranged with a seat on either side over a locker.

Care should be used in arranging the position of your windows and doors. By all means place windows so that a draft may be had from any direction to air rooms. Consider the position of beds and other large pieces of furniture. Bed room windows should give good light to your dressing table.

Arrange your kitchen to prevent extra steps. Don't build an old style pass-pantry when you can have a neat, compact, buffet kitchen such as we put in our bungalows.

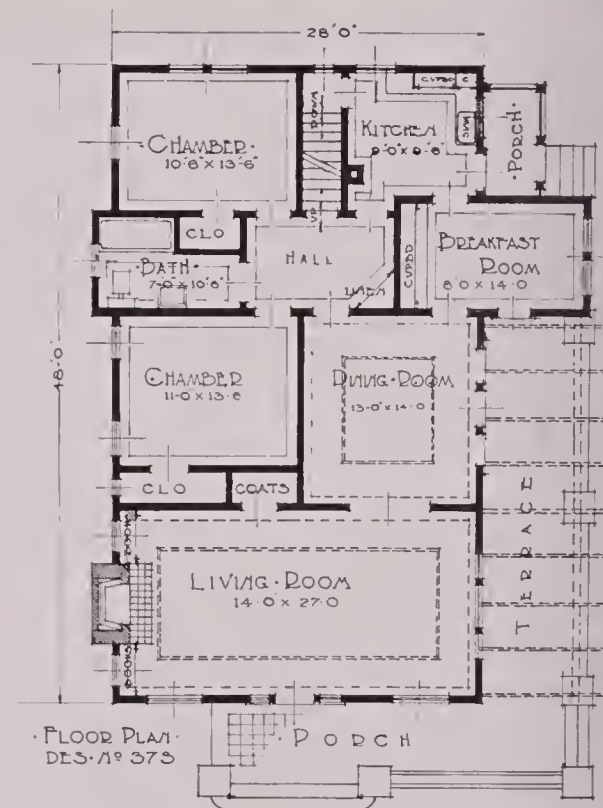
Use good hardware on your front door and back doors, even if you have to use cheap locks on inside doors.

A cooling closet is a necessity, and should be ventilated from an outside wall.

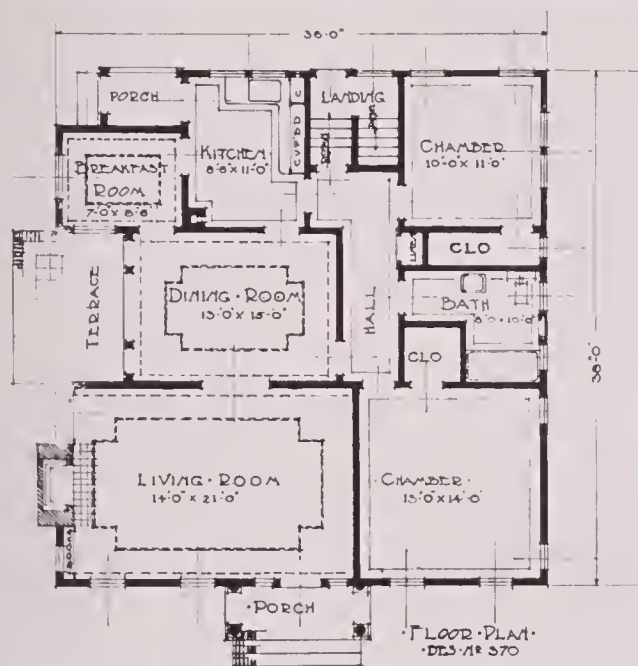
Don't let your carpenter fool you into starting without detail plans. He can not execute the work as well without them, and the best he can do is to make a patched-up job that resembles the design. More than that, he has everything his own way. He may say that he will do this or that, but there are a hundred things, probably far more important, of which he will say nothing, but which deeply concern you, and these are things for which you may have to pay a fancy extra price when they should have been included in the original contract. Don't be penny wise and pound foolish. You may save money in the beginning, but in the end lose several hundred dollars on account of not having a complete set of plans and specifications.



373—Few colonial bungalows afford opportunity for rooms on the second floor. This design, however, has a roof construction which provides ample space for two dandy bed rooms, or one bed room and a sleeping porch on the second floor, the inclusion of which does not detract in any way from the dignified and almost palatial appearance of a really beautiful home. The cement porch and terrace floors and steps, together with the awning-covered pergola, add a suggestion of the bungalow to otherwise purely colonial details. A close study of the floor plan will show that nothing has been left out of this model arrangement. The stairway to the second floor is accessible from the rear hall which connects the bed rooms, kitchen and dining room with the bath room. This is one of our best plans and well repays careful study.



Estimated cost \$4,200.00
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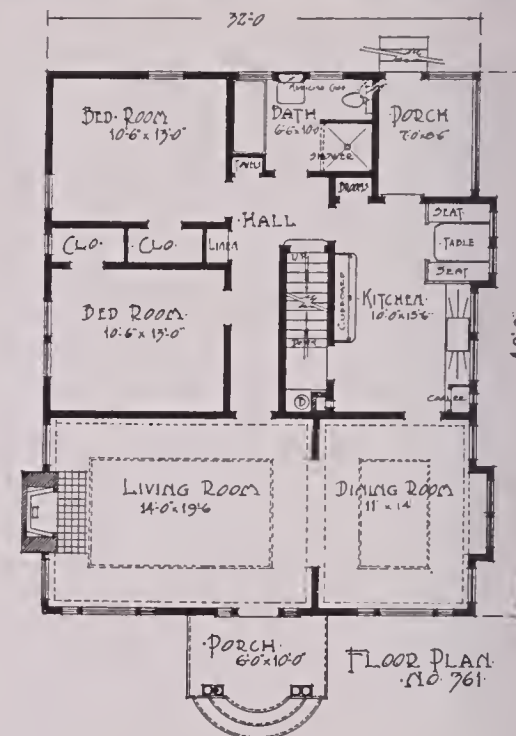
Estimated cost\$4,500.00
Price of plans as shown or reversed 15.00



370—A splendid example of stucco plaster in a colonial bungalow and, by the way, one of the most popular designs of this type ever constructed. The body is of cream stucco plaster in a smooth finish, with a slightly darker cream trim, and red roof. The red tapestry brick in the fireplace chimney, entrance porch and terrace add just enough color to the design to make it wonderfully attractive, as can be seen by glancing at the cover of this book which is a reproduction in colors of this particular design. Many well-designed exteriors have poorly-arranged floor plans—not so with this one, however. A glance at this model arrangement, with its generous allotment of space to the various rooms, will convince one that a great deal of thought has been expended in planning this remarkably pretty home.

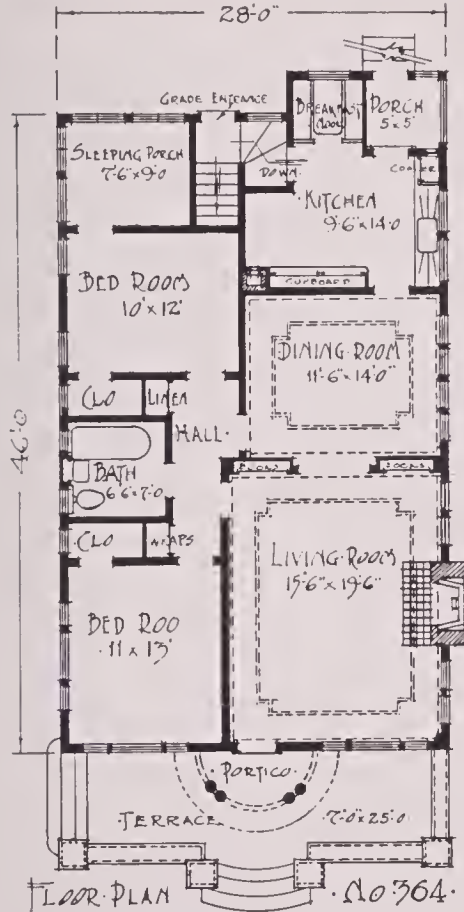


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361—Wide siding and a splendid doorway. These are, perhaps, the most noteworthy features of this design. The wide siding can be obtained almost anywhere. But the delightful doorway! Here we need an artist to delineate and an artisan to construct. The result is worthy of the effort. It is unfortunate that the awning, so necessary in sunny climates, should hide the detail of the porch roof which is a feature in itself. Entering directly into the living room with its attractive mantel on the left, and the door to the dining room on the right, we find the door to the hall directly opposite. This convenience will be appreciated by the thoughtful housewife as she can by means of this hall reach any room in the house without passing through any other. The dining room and living room are finished with cove and ceiling mold. Bath is provided with shower in addition to the usual fixtures. The breakfast nook is larger than the average.

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364—One of the flat-roofed, cement stucco plaster types which are becoming popular in all sections of the country. Here we have a terrace the full width of the front, with a semi-circular portico, in the exact center, supported by classic Tuscan columns. The hoods sheltering the front windows are covered with metal tile. The plan is the usual five-room arrangement with sleeping porch in addition. The basement stairs leading from the kitchen provide a grade entrance to the basement, which is a great convenience in bad weather. The cosy built-in breakfast nook has an outlook over the kitchen garden. The medicine case with mirror door in the bath room is located between the windows, which is always appreciated. Book cases flank the French doors between living room and dining room. The ceiling treatment in both of the main rooms is the same and calls for a cove at corner and a panel mould as shown.

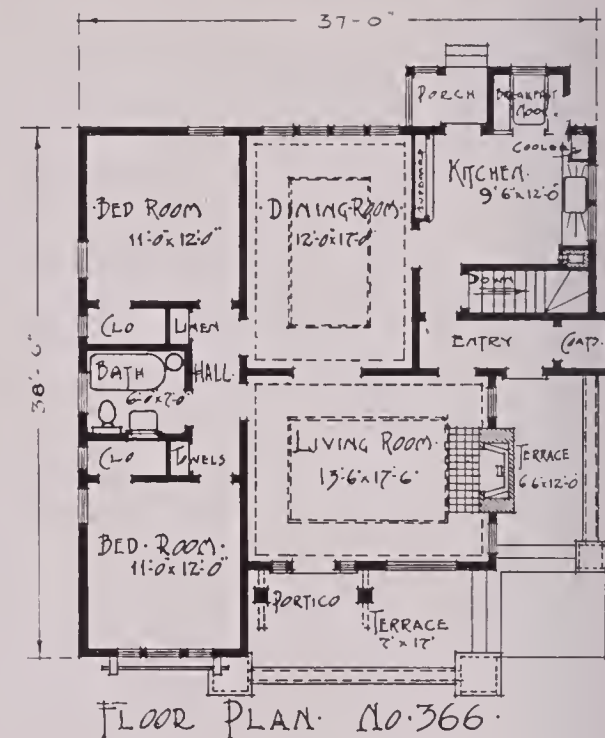
Estimated cost\$4,500.00
Price of plans as shown or reversed 15.00

Have a window or a light, or both, in every closet.



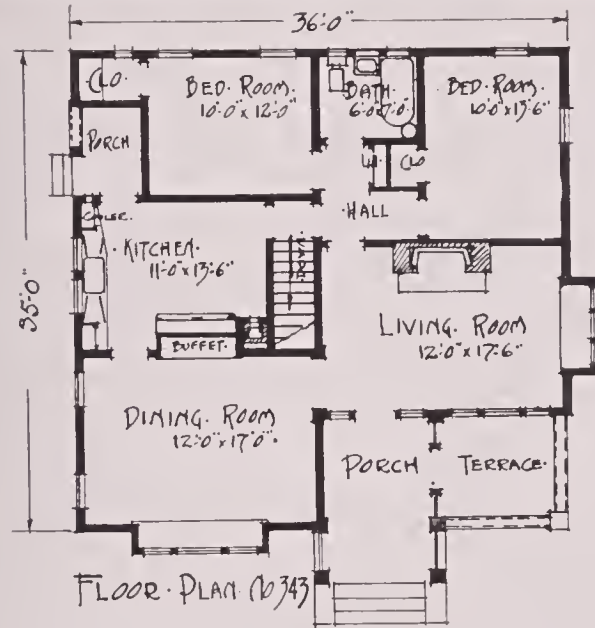
366—Splendid lines and delightful detail. Straight square lines touched off by the curve of the portico roof and the brick treatment on chimney and piers. The walls are of six-inch lap-siding, painted white, while the roof of shingles is stained green. The terrace walls and buttresses are in reality flower boxes and so serve a double purpose. The terrace floors and steps are of concrete, the indestructible building material. The plan is one of those rare combinations that adapts itself to a location which has attractive outlooks both front and rear, both vistas being equally provided for. Note sizes of various rooms. It would be hard to obtain a better combination of arrangement and size. Two linen closets are provided for in the small hall, and a coat closet opens off the entry.

Large cupboards, cooler, and breakfast nook assist in completing the kitchen appointments.



Estimated cost\$4,000.00

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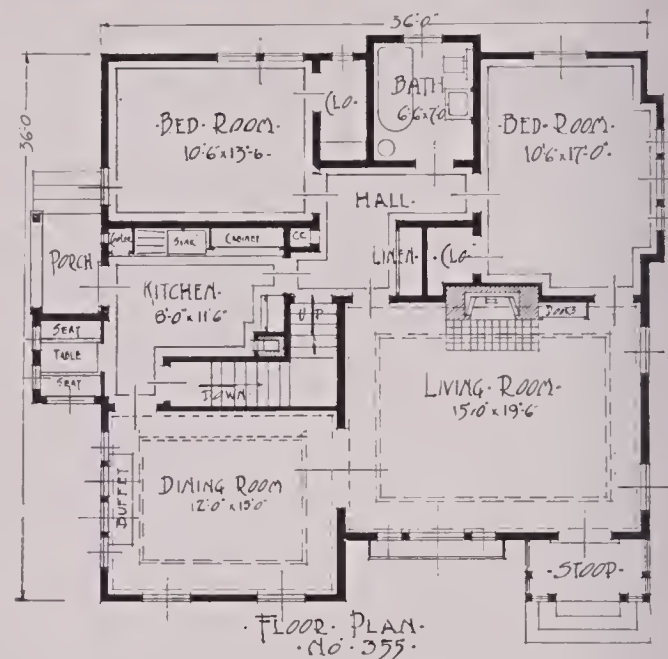


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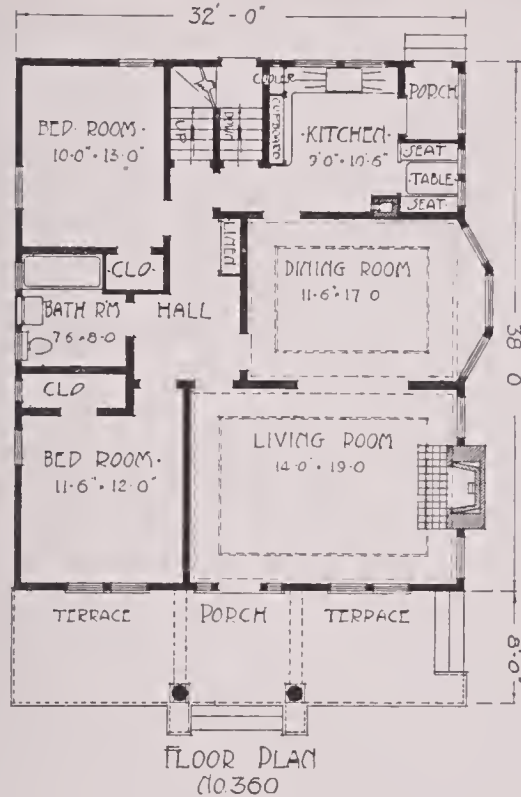
343—There is nothing striking about the makeup of this little home, but there is an undescrivable charm in its graceful lines and homelike appearance. The porch proper is covered, but there is an uncovered terrace off the porch which can be used in pleasant weather. The living room occupies the space behind the porch, while the dining room fills the balance of the front on the left. Both living room and dining room have seats in bay windows, while the latter has a beautiful built-in buffet. The fireplace is of good design. The kitchen is well equipped with cupboards and has ample space for a kitchen table if same is needed. Space for the refrigerator is provided on the kitchen porch. The pass hall connects all rooms except dining room.



355—The White Elephant House—No, we don't mean that this is a drug on the market, far be it from such. What we do mean is that this design was picked by a building committee of the Women's League for National Service as one of the most attractive and practical plans to be found anywhere, when they wanted to build a house to sell for the benefit of the Belgian and French Orphans' Fund, and as their shop in our city is known as the White Elephant Shop, we have come to call this the "White Elephant House." We have learned by experience that the "woman plans" as well as "makes the home," and feel that it is unnecessary to extol the virtues of the plan, and will simply state that the exterior wall is clothed with shingles laid in double courses, nine inches to the weather, and that the porch and steps are of paving brick laid in cement.

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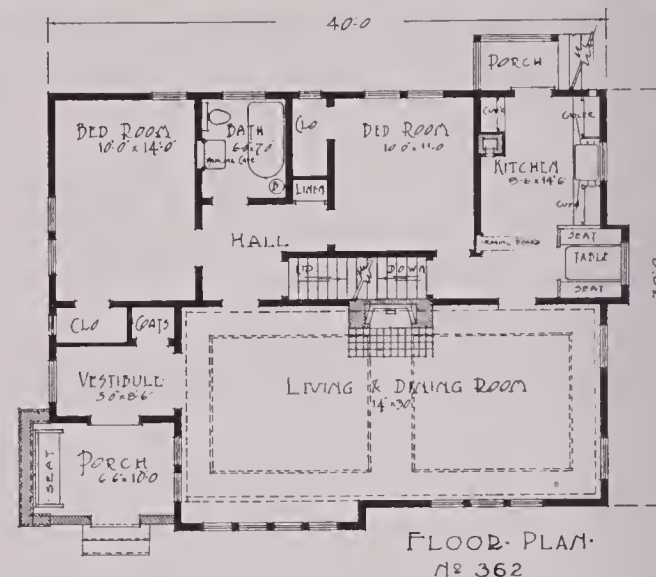


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360—Interesting effects in latticed trellises and dainty pergola flank the attractive entrance; providing support for climbing vines and roses. The exterior wall is covered with four-inch lap-siding, which with the trim is painted white. Screened lattice in the tips of the gables ventilate the attic space and keep the house cool in summer. The plan is good, providing as it does for a central hall into which every room in the house opens, thus saving wear and tear on the furnishings of one room, caused by the regular traffic over one spot. The kitchen is well laid out and very neat, and the basement stairway opens on a grade entrance. Ample closet space is provided for each bed room, and numerous windows give plenty of light and air to all the sleeping rooms. The mantel in the living room is a delightful bit of design in red brick and white woodwork. Ceiling cove and panel molds complete the finish of living and dining rooms.

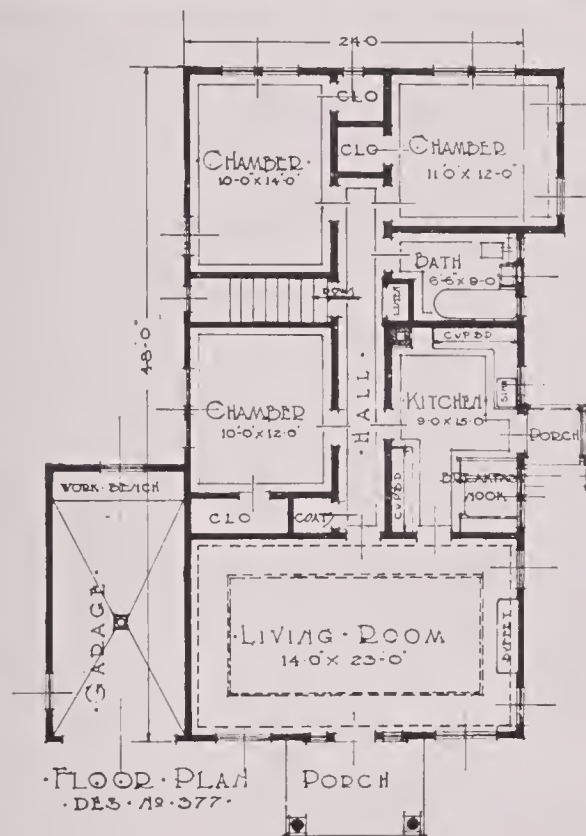
Estimated cost\$3,800.00
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362—Perhaps the most distinctive features of this design are the different sidings and the extraordinary dormer. The siding of one-inch by eight-inch boards “V” joints is very unusual though none the less charming in the smooth, shadowless surface. The dormer, low and broad, is decidedly original and unique. The brick portico and trellised windows are clever ideas of the designer. Within we have an immense room, used jointly as living room and dining room, with fireplace midway of the long wall. The entrance is into a vestibule wherein we are provided with a closet for hats and wraps. From the living room on one hand we are led into the little hall, while farther along a doorway leads from dining room end to breakfast nook and kitchen. An attic is provided for, in which two or three rooms can be partitioned off later—present plans do not consider them.

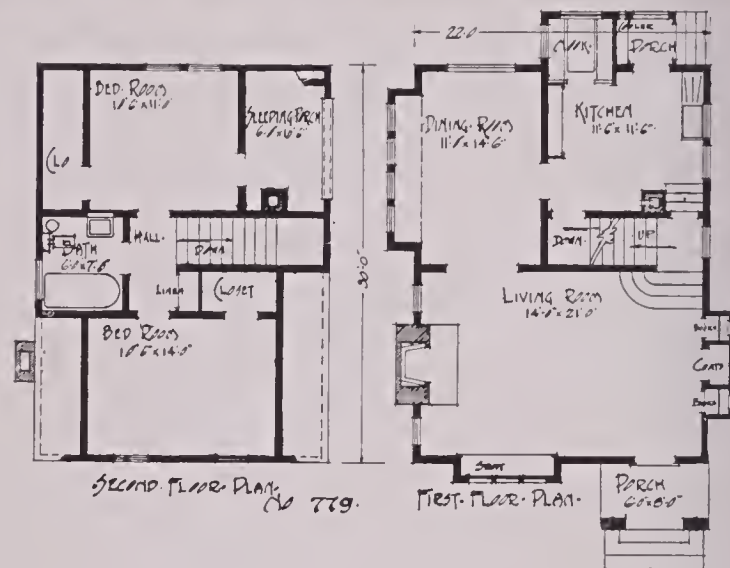
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377—The accommodations of a six-room house made possible in a five-room plan by the use of the right side of the living room as a dining room. The attractive built-in Pullman diner will no doubt be used exclusively for meals except at dinner when the entire family is gathered and then the table in the end of the fourteen by twenty-three foot living room is called into use. The kitchen is provided with an unusual amount of cupboard space conveniently placed. Attention is called to the grouping of the various rooms about the center hall and to the remarkably good size of the well placed bed rooms, two of which can have the cross-ventilation so desirable in sleeping rooms. The garage adjoining the house offers a suggestion to those who are building on a lot which slopes to the rear as in the illustration. Here the elimination of a sloping driveway offsets the loss of windows in the end of the already amply lighted living room.

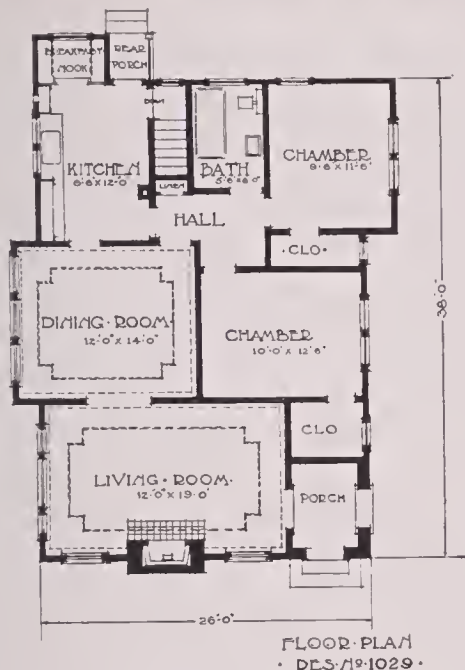
Estimated cost\$3,600.00
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779—For those who like the Dutch Colonial type but have a lot less than forty feet wide, we offer this design of five rooms. The ground area is 22 feet by 30 feet, with the gable end to the street. The designer has been very generous with his bays, giving two to the living room and one to the dining room; each has its reason for being and cannot be eliminated without spoiling the design in some way. In this plan we have another of those combination stairways serving both front and rear of the house. There is practically no waste space in this home—the hall at the head of stairs is only large enough to afford easy access to the different rooms. The exterior is cedar shingles in alternate wide and narrow courses. The chimney is of burlap brick.

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1029—Compact and comprehensive. A really convenient and different five-room plan. Entering at the end of the living room we find the attractive mantel in the center of the front wall on our left and further over on the right the double French doors leading into the dining room. The new ceiling cove and ceiling mold is used in both living room and dining room in this design. The kitchen is arranged for step saving with range, sink and cupboards all within easy reach. The basement stairway leads from the corner near the outside door. The exterior is splendidly proportioned and detailed. The massive tapestry brick chimney occupies the exact center of the front gable, flanked by the broad windows with panelled shutters. The neat arched soffit of porch is set off by the vine covered trellises on either side. Altogether this home is a fine investment—returning dollar for dollar in attractiveness, convenience and economy.

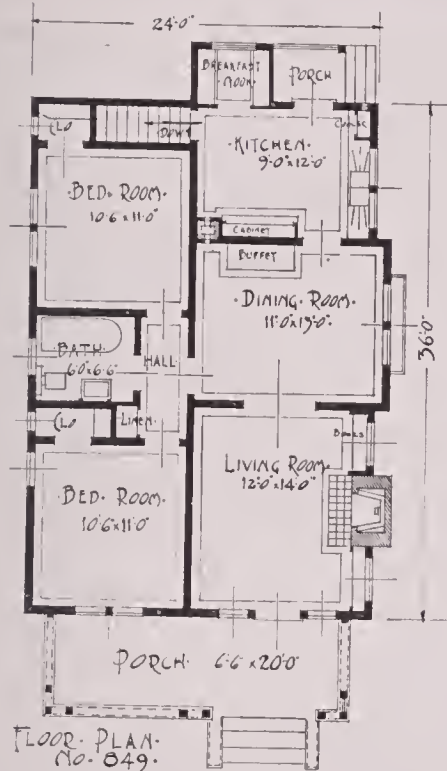
Estimated cost\$3,000.00
Price of plans as shown or reversed 10.00



354-A—With an exterior similar in many respects to our number Three Fifty-Four, but containing only four rooms and bath. However, these four rooms, living room, kitchen, and two bedrooms, are arranged about the pass hall in such a way that the greatest economy of space is obtained. The kitchen is equipped with ample cabinet space and a neat built-in breakfast table and seats. The grade entry is a fine feature of this plan, providing, as it does, an outside entrance to the basement, as well as enabling the architect to do away with the interior stairway, as the entry is capable of being closed in. The exterior above the brick base is shingles, laid double courses, nine inches to weather.

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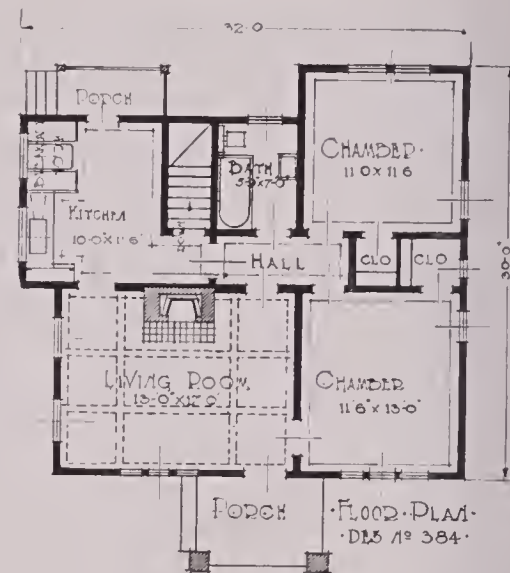


849—You cannot make a mistake. Rather a risky statement to make, is it not? But we know whereof we speak. For those who want a home that contains the latest features, combined with an unbeatable plan, we repeat that you cannot make a mistake if you decide on this, our number Eight Forty-Nine. If you are building with the intention of selling, you will find that the design pictured will sell practically on sight. The rooms are well provided with the different built-in conveniences, including a breakfast nook and a handsome mantel. The utmost possible use is made of every available inch of space, and, considering the size of the house, the rooms are of splendid size.

Estimated cost\$2,500.00
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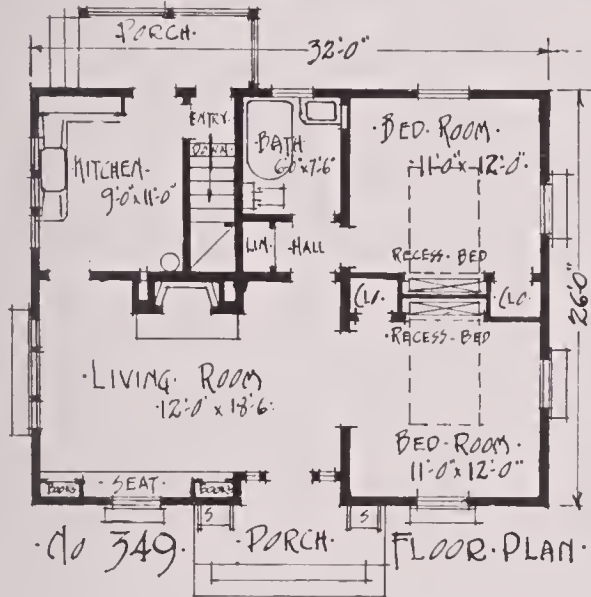


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384—Many have admired this unique little home for its plain straightforward lines and its compact arrangement. The living room is a combined living and dining room, with the fireplace so arranged that it and the kitchen flue can be built together. The kitchen arrangement is ideal, with a breakfast nook which will accommodate five people. The bed rooms are of good size and open from the hall which connects all rooms in the house. As an inexpensive home for a small family this little plan is hard to beat. The exterior is very good, indeed, and reflects the good taste and high ideals of the owners.

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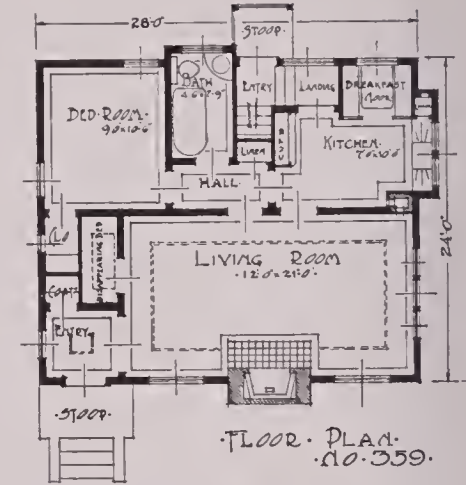


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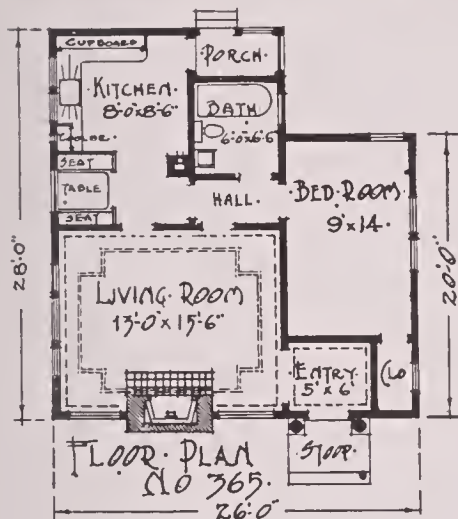
349—This is one of the smallest and least expensive semi-Colonial cottages we illustrate in this edition, but notwithstanding its size it has several features that are worthy of a more elaborate design. The attractive hooded entrance flanked by the seats is a fine thing, and the appropriately molded corner boards are thoroughly in keeping. The cozy window seat is arranged with book cases at either end in the living room. This room is intended to be used as a dining room as well, when occasion requires, and is amply large. The bedrooms are supplied with recess wall beds behind double French doors, an effect which really should be seen to be appreciated. The bedroom closets are nested in beside the bed recesses. The linen closet is in the hall.



359—We consider this design one of our best three-room colonial homes, containing as it does the opportunity to install a disappearing in-a-door bed in the closet off the living room. We have catered to those who desire a large living room, and at the same time have obtained remarkably good use of the floor space available. The kitchen is provided with a built-in breakfast nook, cupboard and cooler; and the position of the range has been carefully thought out. Ample closet space has been provided. A cement-floored basement is included in the plans. The stairway leading from kitchen also serves as a grade entrance. The exterior wall covering is eight-inch lap-siding, painted white, and the chimney is white stucco on common brick.

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365—Simplicity itself. It has often been said that if you keep your ideas simple you cannot go wrong; and of nothing is this more true than in designing a home. The accompanying illustration and floor plan sketch depict a real example of the saying. The designer has made no effort to elaborate his building and the result is very pleasing. The neat colonial entrance is very pretty with classic columns and attractive hood. Inside we find a splendid three-room arrangement of living room, bed room and kitchen. More intensive study of the plan brings out these facts: Entry and living room are finished with cove at ceiling and the latter has a ceiling panel mold in addition. The kitchen is fitted with breakfast table and seats and all necessary cupboards. The bath opening off the small hall is convenient to all rooms, the plumbing is economically placed on the inside walls, and the bedroom is of good size. A splendid investment for limited capital.

WHAT OTHERS SAY

In the past seventeen years thousands of homes have been built from our plans, in every state of the Union; and in many foreign countries, including France, England, Australia, Panama, Cuba, Argentine Republic, Chili and Mexico. They have given universal satisfaction, providing their owners with attractive, modern and comfortable homes. We have planned them of every size and type and of all materials and combinations of materials.

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Note the following letters, where they come from, and what they have to say. Your plans would be the same. Scarcely a mail fails to bring its quota of similar messages.

"The blue prints arrived today, for which I wish to thank you. They are up to my expectations in every respect, and you have drawn out my ideas in a very clever way to be such a distance apart in expressing one's desires.

"Hope to be able to give you some business from this section when my friends build, and assure you will be glad to recommend you and will endeavor to secure the business.

"Again thanking you, I remain, very truly yours,

C. VERE STANDIFORD, Gregory, So. Dak."

"Your plans and specifications for Bungalow No. 458 came duly to hand, and I am much pleased with them. * * * I hope when my house is completed I will be as well pleased with it as I am now with the plans.

"I am yours faithfully,

F. C. PEASE, Toronto, Canada."

"* * * We are now just completing our house, a duplicate of your bungalow shown in cut in Ladies' Home Journal, and have heard the remark many times that 'It is the prettiest home in this city.'

"Respectfully, L. R. LAWSON, Springfield, Ill."

"I am thinking of building an opera house here. What have you in plans? Will give you an idea of what I want. * * * We have just moved in our new house and certainly like the plans. * * *

"Yours, E. C. KLINCK, Grant, Nebr."

We furnished the plans for Mr. Klinck's residence in 1918, and in 1919 the plans and specifications for a modern theatre building.

"Enclosed find certified check for \$10.00, being the balance due you on my plans. The sketch you submitted pleased me very much; if you were present in person you could not have carried out my ideas more perfectly. The changes you made I liked even better than my own.

"With best wishes for a prosperous season, I am,

"Yours truly, T. J. HURLEY."

Mr. Hurley is Secretary and Treasurer of the Lynchburg Bottling Corp., of Lynchburg, Va.

"Permit me to acknowledge receipt of the preliminary studies of a home I expect to build and to congratulate you upon the ideas you have brought out. There is so little to correct that you have almost immediately understood me. * * * I also would like to have three more sets of the blue-prints to send to friends I have been discussing the house with to ask their opinions and suggestions.

"Thanking you and with best wishes, I remain,

"Yours very truly, HUGO KOCH, Salt Lake City, Utah."

"Received the plans yesterday * * * and have found them O. K. in every respect.

"Yours truly, MRS. LOVE SMITH, Girard, Kans."

"Received your plans and specifications, and am well pleased with them. Thanks for same. Will want more sets in the spring, when you will hear from me.

Yours very truly, J. H. MUREN, Detroit, Mich."

"I have built a number of your bungalows and find them most satisfactory. Kindly send me one of your new books, as I expect to build more of your artistic little bungalows.

"Yours truly,

PAUL H. HOEFT."

Mr. Hoeft is president of the Presque Isle County Savings Bank of Rogers City, Mich.

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